

**AN ORDINANCE CHANGING ZONING CLASSIFICATION FOR CERTAIN REAL ESTATE FROM  
R-1 (SINGLE FAMILY RESIDENTIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL) FOR PROPERTY LOCATED  
WITHIN THE SUMMIT;  
FIXING AN EFFECTIVE DATE**

**WHEREAS**, a petition requesting a change in the zoning classification of the hereinafter described real property located within the City of Waynesville, Missouri has been duly filed by Mark Rowden Homes, LLC, with the City Clerk; and

**WHEREAS**, the said petition has been referred to and considered by the Planning and Zoning Commission of the City of Waynesville; and

**WHEREAS**, the Planning and Zoning Commission has conducted a public hearing on the said proposed request for zoning classification; and

**WHEREAS**, notice of the said public hearing (including a description of the real estate involved and of the proposed changes in the zoning classification of such real estate) has been given by legal notice published in the Dixon Pilot, a newspaper having general circulation in Pulaski County, Missouri, which legal notice was published at least fifteen days prior to the date of said public hearing; and

**WHEREAS**, the City Council has considered the request and recommendations submitted by the Planning and Zoning Commission following the said public hearing; and

**WHEREAS**, the City Council hereby determines that it is the best interest of the City for the requested changes in zoning classification to be approved.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAYNESVILLE, MISSOURI AS FOLLOWS:**

**SECTION 1.** The zoning classification of the real property described in Exhibit "A" which is attached hereto and made apart hereof by reference as fully as if set forth herein hereby changed from its present classification of Single Family Residential (R-1) to the new classification of Multi-Family Residential (R-3) according to the following conditions:

- A. Multi-family attached apartments buildings and/or complexes are prohibited.

**SECTION 2.** This Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED BY THE MAYOR AND CITY COUNCIL ON THIS 21<sup>st</sup>, DAY OF MARCH, 2024.**





Sean A. Wilson, Mayor

ATTEST:



Michele Brown, City Clerk







**REZONING REQUEST APPLICATION**

**All public hearings for rezoning must be published in a newspaper of general circulation within the City of Waynesville no less than fifteen (15) days prior to the date of the meeting. All applications must be submitted within enough time to meet publishing deadlines.**

Date:	<b>PROPERTY LOCATION:</b>
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**1. APPLICANT INFORMATION**

Name: <u>Mark Rowden Homes, LLC</u>	Phone: <u>573-855-4584</u>	Homeowner: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Address: <u>20980 Rowden Ln</u>	City, State, Zip Code: <u>Waynesville, MO 65583</u>	
Applicant's Legal Interest in the Property: <u>OWNER</u>		

**2. OWNER INFORMATION (If not the same as Applicant)**

NAME: (Last, First Middle Initial) <u>Same</u>	Deed Reference:
Address:	Date Property Acquired:

**3. PROPERTY INFORMATION**

Tax Map Number: <u>Section 23 Township 36 Range 12</u>	Parcel Number: <u>11602300000007000</u>
Area (square feet or acres): <u>14.59</u>	Current Land Use Classification: <u>R1</u>

**4. ZONING REQUEST INFORMATION**

Existing Zone: <u>R1</u>	Requested Zone: <u>R3</u>
Reason for zoning change and a statement regarding the changing conditions, in the area and in the City, that makes the proposed rezoning reasonably necessary to the promotion of the public health, safety and general welfare. <u>To allow construction of homes for lease similar to Pinnacle Place</u>	

**5. PROPERTY OWNERS WITHIN 185 FEET**

List the adjoining property owners within 185 feet of the property in question. *(Note: where the property is bound by a street, alley, stream or similar boundary, the land owner across such boundary shall also be considered an adjoining land owner.)*

To find listings of adjoining property owners, follow these steps:

1. Locate the subject property on the map in the Land Use Office and write down the entire parcel number. Be sure to write down the map number, section number, and individual parcel number, in that order (example: 10-8.0-27-000-001-007.000).
2. Go to the Pulaski County Assessor's Office at 301 Historic Rt. 66 East, Ste. 117, show the attendant the parcel number, and ask the attendant to look up the owner's names, parcel numbers, and addresses for the lots within 185 feet on all sides of the property, or show you how to find the information on land records.
3. Write down the name(s) of the owners of each of the adjacent lots within 185 feet, the parcel number of the lot, and the owner's entire address below. If no address is listed, make a note to that affect.



## Export (2)

Parcel Id	Account Number	Owner Name	Property Address	Acres	Owner Address	Owner City	Owner State	Owner Zip
116023000000007011	507134011	MCGEEHAN SETH & ALYSSA M	193 MAJESTIC	0.21	193 MAJESTIC	WAYNESVILLE	MO	65583-0000
116023000000007013	507124013	CHAMP ROBERT & AUBREANN K	209 MAJESTIC	0.24	209 MAJESTIC	WAYNESVILLE	MO	65583-3704
116023000000003178	507130178	AMAYA HOWARD	101 ALICE DR	0.45	101 ALICE DR	WAYNESVILLE	MO	65583-4248
117026000000001001	507694001	PRITCHARD KEITH & BARBARA		15.43	300 HIGHLAND WOODS DR	WAYNESVILLE	MO	65583-0000
116023000000007012	507124012	STRUVE STEPHEN & TANA	207 MAJESTIC DR	0.21	207 MAJESTIC DR	WAYNESVILLE	MO	65583-0000
116023000000007007	507134007	GRAVES JAMES & JOYCE MARQUITA MARIE MONTE	195 MAJESTIC	0.2	195 MAJESTIC	WAYNESVILLE	MO	65583-3705
115022000000001002	507080002	MARK ROWDEN HOMES LLC	ALICE DR	44.06	20980 ROWDEN LANE	WAYNESVILLE	MO	65583-0000
116023000000003092	507130092	GRIFFIN CLAUDIO B	198 MAJESTIC	0.6	PO BOX 4231	WAYNESVILLE	MO	65583-4231
116023000000003047	507130047	JUDD RICHARD & SAVANNAH	102 MESA DR	0.3	102 MESA DR	WAYNESVILLE	MO	65583-0000
116023000000003031	507130031	RAMIREZ IVAN J & DAMARYS SANTIAGO	101 MESA DR	0.5	101 MESA DR	WAYNESVILLE	MO	65583-3700
118027000000001000	608315000	DAVIS MAX LEE	21026 REPORTER RD	2	21026 REPORTER RD	WAYNESVILLE	MO	65583-2786
116023000000007006	507124005	NETTESHEIM KENNETH & KYLA PAIGE	205 MAJESTIC DR	0.22	205 MAJESTIC DR	WAYNESVILLE	MO	65583-0000
116023000000007008	507124008	RATNIK KATHRYN	197 MAJESTIC DR	0.2	197 MAJESTIC DR	WAYNESVILLE	MO	65583-0000
116023000000003087	507130087	COOPER ERIC B & DONNA L	200 MAJESTIC	0.5	200 MAJESTIC	WAYNESVILLE	MO	65583-3703
116023000000003096	507130096	ANGEL TODD & HOLLY	202 MAJESTIC	0.5	202 MAJESTIC	WAYNESVILLE	MO	65583-3703
116023000000007000	507134000	MARK ROWDEN HOMES LLC	195 MAJESTIC	10.59	20980 ROWDEN LANE	WAYNESVILLE	MO	65583-0000
116023000000003079	507130079	PINNACLE PLACE LLC		36.52	305 E MCCARTY ST STE 300	JEFFERSON CTY	MO	65101-3155
116023000000007005	507124004	MAZEY JONATHAN D & MELINDA L	201 MAJESTIC DR	0.21	201 MAJESTIC	WAYNESVILLE	MO	65583-3704
116023000000007009	507124009	RAMOS CHRISTIAN & VERONICA JHOVANNIE	199 MAJESTIC	0.21	199 MAJESTIC	WAYNESVILLE	MO	65583-3705
116023000000003187	507130187	MARK ROWDEN HOMES LLC	107 ALICE DR	23.2	20980 ROWDEN LN	WAYNESVILLE	MO	65583-2702
116023000000003076	507130076	ROSARIO-VIERA YVONNE	204 MAJESTIC	1	204 MAJESTIC	WAYNESVILLE	MO	65583-3703
116023000000007001	607135000	RANKIN SCOTT & ALEJANDRA	20775 REPORTER RD	4	20775 REPORTER RD	WAYNESVILLE	MO	65583-2790
116023000000006002	507133002	TRIPLE K INC		0.35	21355 REPORTER RD	WAYNESVILLE	MO	65583-0000
118027000000004000	608318000	HELTON JASON & JEREMY HELTON	21176 REPORTER RD	185.3	21178 REPORTER RD	WAYNESVILLE	MO	65583-2785
116023000000007002	607134001	NELSON KENNETH T & APRIL M	20801 REPORTER RD	4.5	20801 REPORTER RD	WAYNESVILLE	MO	65583-2789
116023000000007004	507124003	MARK ROWDEN HOMES LLC		4	20980 ROWDEN LN	WAYNESVILLE	MO	65583-0000
116023000000007010	507124010	URECH JOSEPH & KRISTEN	203 MAJESTIC	0.21	203 MAJESTIC	WAYNESVILLE	MO	65583-3704
116023000000007003	607134002	MONSEES RICHARD & JENIFER	20823 REPORTER RD	6.64	20823 REPORTER ROAD	WAYNESVILLE	MO	65583-0000
116023000000006001	507133001	PRITCHARD KEITH & BARBARA		6	300 HIGHLAND WOODS DR	WAYNESVILLE	MO	65583-0000
117026000000001000	507694000	TRIPLE K INC		83.19	21355 REPORTER RD	WAYNESVILLE	MO	65583-0000
115022000000010004	607096004	RITCHEY RYAN & DANIELLE	21025 REPORTER RD	10.85	21025 REPORTER RD	WAYNESVILLE	MO	65583-2786

## NOTICE OF PUBLIC HEARING

A PUBLIC HEARING before the Planning and Zoning Commission of the City of Waynesville, Missouri is scheduled to be held at 5:30pm, Tuesday, March 12, 2024, in the Council Chambers at City Hall, 100 Tremont Center.

The purpose of this hearing is to consider a Rezoning Request from R-1 (Single Family Residential) to R-3 (Multi-Family Residential) for property located at Section 23 Township 36 Range 12, Parcel Number: 11602300000007004 and Parcel Number: 11602300000007000, Waynesville, MO 65583.

Any person interested in the matter may appear at the Public Hearing and present testimony or other evidence. After a Public Hearing, the Planning and Zoning Commission may, at its option, make a recommendation on the request to be presented to City Council.

Nathan Carmon  
City of Waynesville  
Building Official  
Building2@waynesvillemo.org

#8-21c

2x3  
#8 & #9  
2-21-24  
2-28-24

Cost: \$42.00 per week  
\$84.00 total

Needs affidavit of  
publication.

Will mail to:

City of Waynesville  
100 Tremont Center  
Waynesville MO 65583